

MINUTES OF THE ZONING BOARD
PUBLIC HEARING AND REGULAR MEETING,
MONDAY, NOVEMBER 28, 2016 AT
7:00PM, ON THE 4th FLOOR, CAFETERIA,
GOVERNMENT CENTER BLDG, 888 WASHINGTON
BLVD., STAMFORD, CT

Present for the Board: Bill Morris (Acting Chair), Rosanne McManus (Acting Secretary) Joanna Gwozdzowski, and Sandra Dennies, Alternate: Present for staff: Ralph Blessing, Land Use Bureau Chief, and Vineeta Mathur, Associate Planner.

Acting Chair Morris called the meeting to order 7:07pm.

PUBLIC HEARING

1. **Application 216-36 – STAMFORD PROJECT LLC, (Westy Self –Storage) 80 Brown House Road , Text change,** Amend Subsection of Article III, Section 9 (BBBB, M-D Designed Industrial District).
2. **Application 216-35 – STAMFORD PROJECT LLC (Westy Self-Storage) 80 Brown House Road, Site and Architectural Plans**, requesting approval for the expansion of a self-facility that will include an additional of 24 parking spaces and 2 additional loading spaces. Property is located in the M-D District.

Acting Chair Morris read applications 216-36 and 216-35 for the record.

Acting Secretary McManus read the Planning board referral comments for the record.

Attorney Nicholas Vitti presented the application to the board. He presented the mailing to the board and stated that he did not receive any comments or questions from anybody on the mailing list. He then explained the zoning history of the property. Prior to October 1990 the property was owner by United House Wrecking and was combined with the adjacent parcel the properties were zoned R-5 for a future project that did not materialize. Prior to the R-5 zoning the properties were zoned M-G. He also stated the most of the surrounding properties are located within the M-G zone. He explained in October 1990 the property was re-zoned M-D district which is a zoning district only located in one other area which is Chelsea Piers. In 2011 there was a text change in the M-D zone for a parking structure; however the text change was for Chelsea Piers only. The text change mistakenly removed the section for bulk area requirements for the property. This result was unintentional and leaves this property with no land use controls. He provided the board with copies of the text changes #90-022 and #211-39. He also provided the board with copies of the zoning regulations dated August 20, 2010. He then gave a description of the addition to the rear of the building and noted that the building will not look new but rather blend in as if it has always been there and that the position of the addition will not be visible to most of the neighbors.

Edward Aridando, Director of Development and one of the owners of Westy's Self Storage gave a brief description of his company. They have been in the business for 25 years, the company is family owned and has been in the community for 17 years. He stated that the company is very community oriented that they contribute financially to many organizations. He stated that they have found that 70% of the decision makers to use a self-storage facility are women and so they market their facility to be higher end.

Acting Chair Morris asked if this is the only area in the MD District. Attorney Vitti responded that Chelsea Piers is the only other one. However Chelsea Piers operates under different land use controls and therefore would not be able to take advantage as this text change.

Ms. McManus asked about any roof top mechanicals and its screening.

John Keegan, Architect stated there will be one additional roof top unit identical to the one that is there and would not be visible. He showed the board a plan.

Mr. McManus asked about the proposed parking lot whether it is being added because it is needed or because it is required. Attorney Vitti stated that we are adding it because it's required by the Zoning Regulations. The back lot will however never be used.

Ms. Gwozdzowski asked about landscaping and how the site will be buffered. Mathew Pop, ELS described the landscaping plan and how they will control the weed problem.

Ms. Dennies asked how the parking lot will work for people bringing their items to their storage units.

Mr. Aridando noted that there is the front entrance and also there is a loading dock on the side of the building that can be used for a moving company that is delivery or retrieving the belonging.

NO PUBLIC COMMENTS

Acting Chair Morris closed the public hearing for applications 216-36 and 216-35

3. **Application 216-37– RICHARD REDNISS, 22 FIRST STREET (BDCM Real Estate Holdings, LLC), Text Change,** proposing to amend Section 7-C by adding a new paragraph #6 to create a standard and means of approval for artistic features located up to property line in CC-N, C-G and C-WD zones.
4. **Application 216-38– BDCM Real Estate Holdings LLC, 2187 Atlantic Street, Special Exception and Costal Site Plan Review,** proposal to construct an artistic feature along the front of an existing office building and reconfigure the front entrance with a new stair, canopy layout and handicap ramp.

Acting Chair Morris read applications 216-36 and 216-35 for the record.

Acting Secretary McManus read the Planning board referral comments for the record.

Richard Redniss presented the applications to the board. He presented the mailing to the board. He noted that we have worked with staff on this and there were no other issues on this. The engineering department did not have a drainage statement which we have provided and they are ok that there is no drainage impact. There will be some landscaping close to the ramp to screen it and also to screen the transformers, other areas will be grass.

Mr. Redniss expressed that the conditions for the application need to be simplified and the role of EPB should be limited in simple zoning application such as this. The exemptions under the CAM regulations should be more strictly enforced. The issues if any could have been resolved through the building permit process.

There was discussion of the proposed artistic feature. Ms. McManus asked about the other changes being made to the building. Mr. Redniss replied that those changes are under a separate review. Ms. McManus asked about the trees that are being removed. Mr. Redniss replied that 4 – 5 trees and some bushes are being removed.

Ms. Dennis asked how many other properties would be able to do this if we accepted this text change Mr. Redniss replied that properties in the CC-N & C-G which is downtown and CW-D is the only area which would be subjected to a review

Ms. Mathur noted that all artistic features in these districts will be subject to Special Exception review of the Zoning Board Review.

Mr. Redniss noted that some of the conditions of approvals needed to be amended to limit review by Engineering and EPB staff.

Mr. Blessing responded by saying that he very much shares the goal of making the application process simpler for applicant as well as the boards. He noted that the Land Use Bureau has made some suggestions to simplify the process and we would like the board to look at them and discuss. We are happy to hear your condition or requests of what you would like to remove but for the time being I think the current conditions should be maintained. .

Mr.Blessing and Ms.Mathur agreed that the process needs to be revised but they also expressed the need for further discussion with the EPB on the process.

NO PUBLIC COMMENTS

Acting Chair Mr. Morris read applications 216-37 and 216-38 for the record

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: November 14, 2016: Following a brief discussion, Ms. McManus moved approval of the minutes as submitted seconded by Ms. Gwozdzowski and carried on a vote of 4 to 0 (Morris, Gwozdzowski, McManus & Dennies)

PENDING APPLICATIONS

1. **CSPR 1024– RECKSON/STAMFORD TOWERS, LLC, 750 Washington Blvd.** – Proposing to build a 397 sf. structural pad and enclosed emergency generator in the northwest corner of the property, with associated landscaping and evergreen screening. Property is in the CAM boundary.

Acting Chair Mr. Morris read application CSPR-1024 into the record.

Rick Redniss presented the application to the board using presentation boards. He gave a brief description of the history of the company and their commitment to Stamford. He stated that they maintain Veterans Parks.

He stated that this application was submitted in August and that they wrote a letter stating that because this is a minor change it should not have to have a CAM review.

Acting Chair Morris asked who the letter was addressed to.

Mr. Redniss noted that the letter was addressed to Norman Cole, Rick Talamelli & Vineeta Mathur

Acting Chair Morris asked what their response was.

Mr. Redniss stated that he was asked to submit an application.

He then handed out to the board the EPB conditions with his suggested modifications.

Mr. Morris expressed concerns regarding the 4,500 gallon oil tank.

Mr. Redniss said that there is no alternate since you cannot use a propene tank with a generator of that size. He then went through the EPB conditions and explained why some of them should be removed.

The board expressed concerns as to what should and should not be removed from the conditions

The board stated that this will require a discussion which includes EPB.

Mr. Redniss noted that he is not asking for the board for relaxation of conditions on all applications but only for the current application which is particularly simple. He is therefore asking that on this application that the board approves with the modifications he recommended.

Ms. McManus stated that she would like staff to talk to Mr. Talamelli and have a reasonable conversation. Ms. Gwozdzowski agreed with Ms. McManus.

Ms. McManus agreed that the approval should not have a bond which is the only thing she would consider striking from the conditions.

Mr. Dennies noted that she did agree with a lot of the concerns regarding the conditions but felt that we should have a conversation with EPB.

Mr. Blessing agreed with the board that the bond should be removed and also the condition regarding the dog run should come out. All else should be kept in. He stated that we would like to have a discussion with EPB Staff on possible changes to conditions for future applications.

After a lengthy discussion regarding the conditions Mr. Morris moved to approve application CSPR 1024 with modifications made to the conditions that were prepared by EPB, seconded by Ms. McManus carried on a vote of 3 to 1 (Gwozdzowski-NO, Morris, Dennies & McManus-YES)

2. **CSPR-1011– WATERFRONT OFFICE BLDG LTD PARTNERSHIP, 78 Southfield Ave #5 Stamford Landing,** Proposing to construct a 250sf addition to the front of building. The building is currently under renovation for a new restaurant. The proposed addition would be along the front of building and below the existing second floor overhang therefore does not expand the building footprint. Property is located in the CAM

Acting Chair Mr. Morris read application CSPR-1011 into the record.

Rick Redniss presented the application to the board. This application was submitted in June. A response from EPB was received on September 30, 2016. He stated that he replied to EPB on October 3, 2016 and also there were several emails back and forth with EPB We are requesting to have condition #2 of the conditions prepared by EPB staff be changed to “proposed condensers shall be coordinated with EPB staff if the location on the roof is not feasible”

After a brief discussion Ms. McManus moved to approve CSPR -1011 with conditions prepared by EPB staff and memo dated November 23, 2016 with the change to condition #2 as noted prior seconded by Ms. Gwozdzowski, carried on a vote of 4 to 0 (Morris, McManus, Dennies & Gwozdzowski)

3. **Application 216-05 – 95 WEST BROAD STREET, LLC., Site & Architectural /Requested use and Special Exception,** Requesting approval to construct (3) three residential condominium buildings with (3) three residential units in each along with associated parking and site improvements for property located at 91-95 West Board Street. Property is located in the C-L district.

Acting Chair Morris asked Ms. Gwozdzowski and Ms. Dennis if they are able to vote.

Ms. Gwozdzowski replied yes as she spoke with Vineeta and she feels comfortable with having reviewed the summary of the meeting.

Mr. Morris stated that Ms. Dennis could not vote because the application 216-05 was before a public hearing that Ms. Dennies was not seated for.

Mr. Mathur presented the details to the board.

After a brief discussion of the draft minutes a motion was made by Ms. Gwozdzowski to approve application 216-05 with modifications to remove condition #14 and add a condition for signage review by the Zoning Board Staff, seconded by Ms. McManus and carried on a vote of 3 to 0 (Morris, McManus & Gwozdzowski)

4. **Application 216-35 – STAMFORD PROJECT LLC (Westy Self-Storage) 80 Brown House Road, Site and Architectural Plans,** requesting approval for the expansion of a self-facility that will include an additional of 24 parking spaces and 2 additional loading spaces. Property is located in the M-D District.

After a brief discussion a motion was made by Ms. Gwozdzowski to approve application 216-35, seconded by Ms. McManus and carried on a vote of 4 to 0 (Morris, McManus, Gwozdzowski and Dennies)

5. **Application 216-36 – STAMFORD PROJECT LLC, (Westy Self –Storage) 80 Brown House Road , Text change,** Amend Subsection of Article III, Section 9 (BBBB, M-D Designed Industrial District).

After a brief discussion a motion was made by Ms. Gwozdzowski to approve application 216-36 with modifications to remove condition #12, seconded by Ms. Dennies and carried on a vote of 4 to 0 (Morris, McManus, Gwozdzowski and Dennies)

6. **Application 216-37– RICHARD REDNISS, 22 FIRST STREET (BDCM Real Estate Holdings, LLC), Text Change,** proposing to amend Section 7-C by adding a new paragraph #6 to create a standard and means of approval for artistic features located up to property line in CC-N, C-G and C-WD zones.

After a brief discussion a motion was made by Ms. McManus to approve application 216-37, seconded by Ms. Gwozdzowski and carried on a vote of 4 to 0 (Morris, McManus, Gwozdzowski and Dennies)

7. **Application 216-38– BDCM Real Estate Holdings LLC, 2187 Atlantic Street, Special Exception and Costal Site Plan Review,** proposal to construct an artistic feature along the front of an existing office building and reconfigure the front entrance with a new stair, canopy layout and handicap ramp.

After a brief discussion of the draft minutes a motion was made by Ms. Ms. McManus to approve application 216-38 with modifications to conditions #3 and #6, seconded by Ms. Gwozdzowski and carried on a vote of 4 to 0 (Morris, McManus, Gwozdzowski and Dennies)

NEW BUSINESS

1. Administrative Review of signage, The Cheesecake Factory, 100 Greyrock Place

Acting Chair Morris read the signage request for the record.

Ms. Vineeta Mathur presented the signage request to the board. She stated that the applicant is requesting to install a sign on the Greyrock side of the building and that it will be similar to the one previous approved by the board

After a brief discussion Ms. McManus moved to approve the signage request, seconded by Ms. Gwozdzowski carried on a vote of 4 to 0 (Morris, McManus, Dennies & Gwozdzowski,)

ADJOURNMENT

Ms. Dennies moved to adjourn the meeting at 9:25pm, seconded by Ms. McManus and carried on a vote of 4 to 0 (Morris, McManus, Gwozdzowski and Dennies)

The meeting was adjourned at 9:25 pm

Respectfully submitted,

Ms. McManus, Acting Secretary
Stamford Zoning Board

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